



02-0-1268

City Council
Atlanta, Georgia

A SUBSTITUTE ORDINANCE
BY: ZONING COMMITTEE

Z-02-53
10-10-02

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended and the maps established in connection therewith be changed so that the following property located at the **677 Somerset Terrace, N.E.** be changed from the **R-5 (Two-Family Residential)** District, to the **RG-3-C (Residential General-Sector 3-Conditional)** District to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot **17** of the **14th** District, **Fulton** County, Georgia being more particularly described by the attached legal description.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development," as identified by the use of the suffix "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any zoning district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

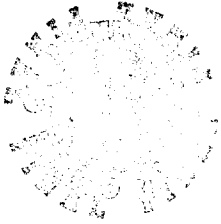
SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

A true copy,

Rhonda Daughin Johnson
Municipal Clerk, CMC

ADOPTED by the Council
APPROVED by the Mayor

DEC 02, 2002
DEC 10, 2002

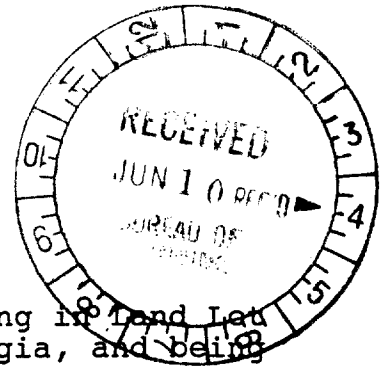


Conditions for Z-02-53

1. Site plan titled "Plat of Property for Laurie Troy & Robert H. Troy", by Noel W. Cook, dated March 9, 1983, stamped as received by the Bureau of Planning on September 4, 2002.
2. The applicant shall install a Convex Mirror in the rear parking lot to ensure the safety of cars entering and exiting the parking lot.
3. The applicant shall repair, pave and stripe the parking lot in the rear yard.

Z-02-53

EXHIBIT "A"
(Legal Description)

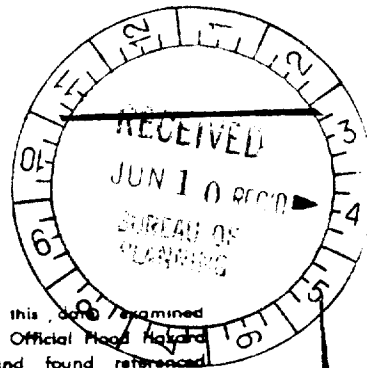


ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 17 of the 14th District of Fulton County, Georgia, and being more particularly described as follows:

BEGINNING at a point found on the easterly right-of-way of Somerset Terrace (50 Foot right-of-way) 210.0 feet south of the intersection of said easterly right-of-way of Somerset Terrace and the southerly right-of-way of Ponce de Leon Avenue; thence along the easterly right-of-way of Somerset Terrace south 1 degree, 26 minutes west at a distance of 115.75 feet to an iron pin found; thence running south 88 degrees, 30 minutes east a distance of 177.0 feet along the line of a concrete wall to an iron pin set; thence running north 3 degrees, 29 minutes east a distance of 111.75 feet along the line of a granite wall to an iron pin set; thence running north 87 degrees, 14 minutes west a distance of 181.0 feet along the southerly line of a ten foot alley (closed) to an iron pin found on the easterly right-of-way of Somerset Terrace and the POINT OF BEGINNING. Being improved property known as 677 Somerset Terrace, Atlanta, Georgia shown on that certain plat of property for Robert H. Troy & NationsBank of Georgia, N.A. & Fidelity National Title Insurance Company of Tennessee prepared by Noel W. Cook, G.R.L.S. No. 1033, dated March 9, 1983, revised November 9, 1988, last revised May 14, 1992.

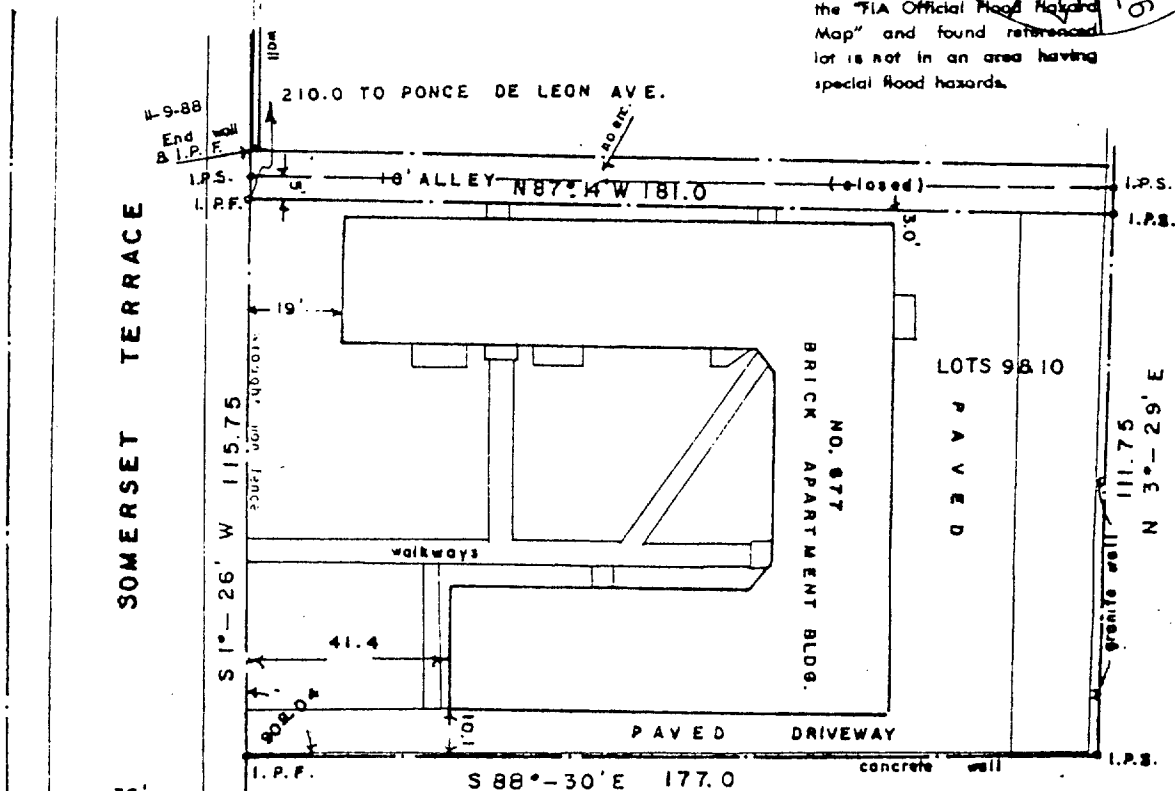
Sheet 1 of 2

Z-02-53



LOTS 9, 10
H.H. ELLISON AND THOMAS JAMES PROP.

I have, this date, examined the "FIA Official Flood Hazard Map" and found referenced lot is not in an area having special flood hazards.



In my opinion, this plat is a correct representation of the land plotted and has been prepared in conformity with the standards and requirements of law.

Noel W. Cook

Member Ga. Assn. Reg. Land Surveyors

PLAT OF PROPERTY
FOR

ROBERT H. TROY

NATIONS BANK OF GEORGIA, N.A. & FIDELITY NATIONAL
TITLE INSURANCE COMPANY OF TENNESSEE

LAND LOT 17

14th DISTRICT

FULTON COUNTY

GEORGIA

NOEL W. COOK

LAND SURVEYOR

MARCH 9, 1983

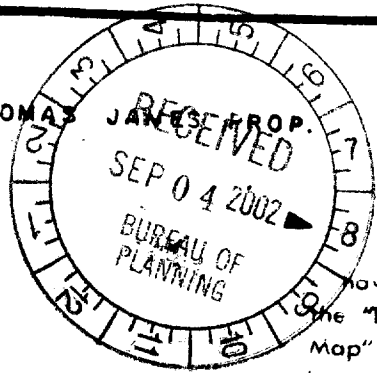
SCALE 1"=30'

11-9-88 5' of alley established
REV. MAY 14, 1992 update

Sheet 2 of 2

LOTS 9, 10
H.H. ELLISON AND THOMAS

20253



have, this date
the "FIA Official Flood
Map" and found n
lot is not in an area
special flood hazards.

11-9-88

End wall
B.I.P.F.

210.0 TO PONCE DE LEON AVE.

I.P.S.
I.R.F.

18' ALLEY N87°4'W 181.0
(closed)

REVISED

SOMERSET TERRACE

S 1°-26' W 115.75

HIGH FENCE

walkways

BRICK APARTMENT BLDG.
NO. 677

LOTS 9B

PAVED

PAVED DRIVEWAY

concrete wall

S 88°-30' E 177.0

LOT 8

PLAT OF PROPERTY

FOR

LAURIE TROY & ROBERT H. TROY



LAND LOT 17

FULTON COUNTY

NOEL W. COOK

MARCH 9, 1983

11-9-88 5' of alley established

14th DISTRICT

GEORGIA

LAND SURVEYOR

SCALE 1"=30'

In my opinion, this plot is a correct
representation of the land plotted and has
been prepared in conformity with the
standards and requirements of law.

Noel W. Cook

RCS# 4281
12/02/02
4:19 PM

Atlanta City Council

Regular Session

02-O-1268 Z-02-53; 677 Somerset Terrace, NE from
 R-5 to RG-3-C
 ADOPT ON SUB

YEAS: 10
NAYS: 0
ABSTENTIONS: 0
NOT VOTING: 6
EXCUSED: 0
ABSENT 0

NV Smith	NV Archibong	Y Moore	Y Mitchell
Y Starnes	Y Fauver	Y Martin	Y Norwood
Y Young	Y Shook	Y Maddox	NV Willis
Y Winslow	NV Muller	NV Boazman	NV Woolard

02-02-1268

(Do Not Write Above This Line)

AN ORDINANCE Z-02-53
BY: ZONING COMMITTEE

AN ORDINANCE TO REZONE FROM THE R-5
(TWO-FAMILY RESIDENTIAL) DISTRICT
TO THE RG-3 (RESIDENTIAL GENERAL-
SECTOR 3) DISTRICT, PROPERTY LOCATED
AT 677 SOMERSET TERRACE, N.E.,
FRONTING 115.75 FEET ON THE EAST SIDE
OF SOMERSET TERRACE BEGINNING 210 FEET
SOUTH FROM SOUTHEAST CORNER OF PONCE
DE LEON AVENUE. DEPTH: 181 FEET;
AREA: APPROXIMATELY 20,815 SQUARE
FEET; LAND LOT 17, 14TH DISTRICT,
FULTON COUNTY, GEORGIA.
OWNER: ROBERT H. TROY
APPLICANT: SAME
NPJ-N COUNCIL DISTRICT 2

substitute

- ☐ CONSENT REFER
☒ REGULAR REPORT REFER
☐ ADVERTISE & REFER
☐ 1st ADOPT 2nd READ & REFER

Date Referred 7/15/02
Referred To: ZRB & Zoning

First Reading

Committee
Date
Chair

Committee

Date

Chair

Actions

Fav, Adv, Held (see rev. side)

Other

Members

Refer To

Committee

Date

Chair

Actions

Fav, Adv, Held (see rev. side)

Other

Members

Refer To

Committee

Date

Chair

Actions

Fav, Adv, Held (see rev. side)

Other

Members

Refer To

Committee

Date

Chair

Actions

Fav, Adv, Held (see rev. side)

Other

Members

Refer To

COUNCIL ACTION

☐ 2nd ☐ 1st & 2nd ☐ 3rd
Readings

☐ Consent ☐ V Vote ☒ RC Vote

CERTIFIED

DEC 02 2002

CERTIFIED

DEC 02 2002

Richard Davidson, Jr.
MUNICIPAL CLERK

MAYOR'S ACTION

APPROVED
DEC 10 2002